

FOR SALE OR LEASE



**ONPACE[®]
PARTNERS**

**Prime M-2 Heavy
Industrial Opportunity**

220 Cargill Road Connector
Macon | Bibb County, GA 31216

±29 Acres
4,800 SF Warehouse/Storage
M-2 Zoning
Heavy Industrial
Fenced and lit

*photo is a rendering

Nat Weikert
C: 678.575.4607
nat.weikert@onpacepartners.com

Riley Buttorff
C: 813.708.4301
riley.buttorff@onpacepartners.com

Julie G'Vitale
C: 706.810.3581
julie@meadows-hale.com

 **STRATEGIC
DEVELOPMENT PARTNERS, LLC**

 **Meadows Hale
REALTY, INC.**

Property Highlights



Key Highlights

- > ± 29 acres with expansive graveled yard
- > $\pm 4,800$ SF warehouse/storage building (built 2008)
- > Steel frame construction
- > Public utilities available to site
- > Site is fenced and lit
- > Zoned M-2 Heavy Industrial—supporting high-impact uses
- > Infrastructure in place for near-term deployment or expansion

± 29
ACRES

Durable
CONSTRUCTION

Zoned M-2
HEAVY
INDUSTRIAL

$\pm 4,800$ SF
WAREHOUSE/
STORAGE

Property Highlights



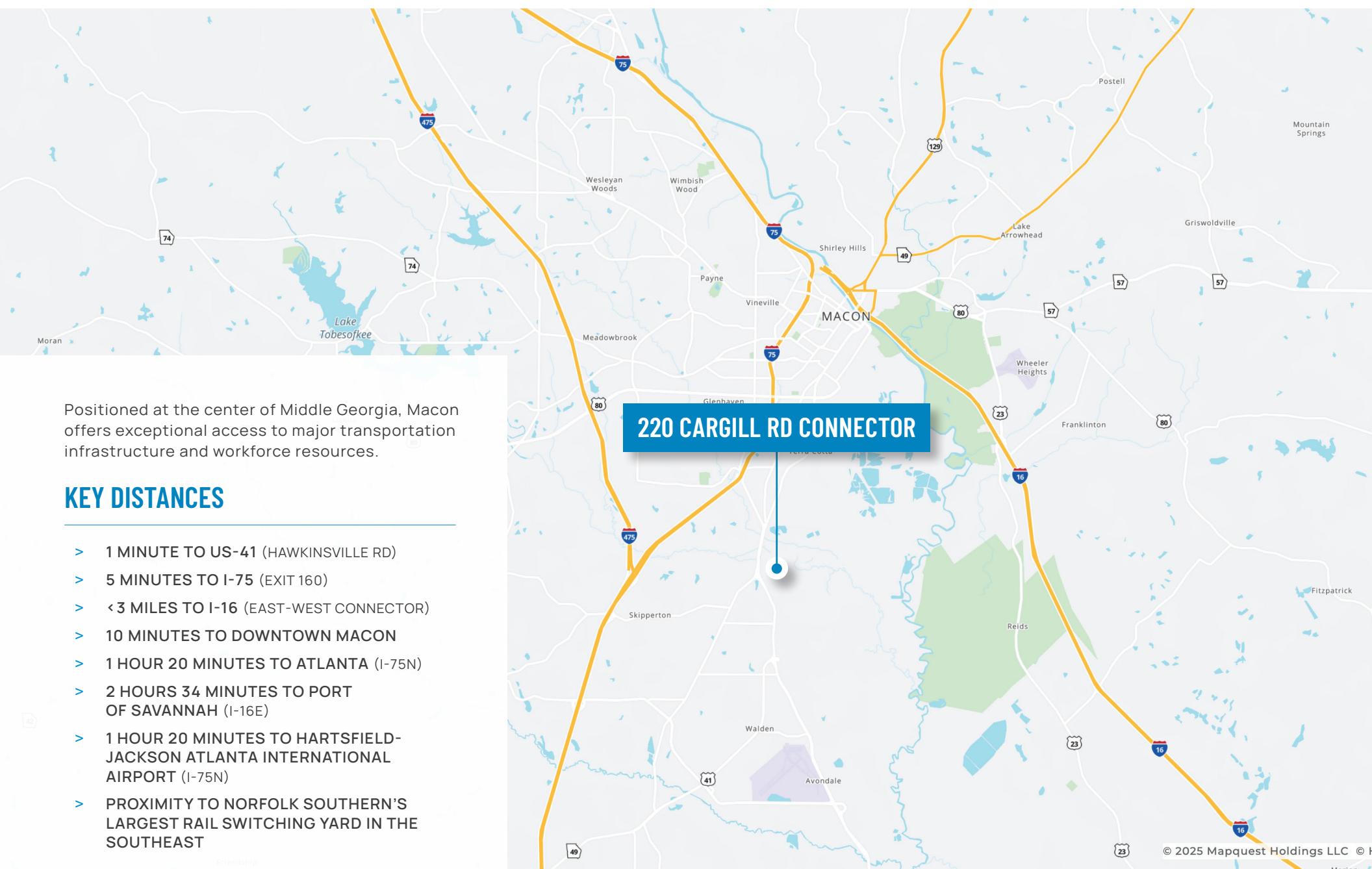
Zoning & Use Flexibility

- > Advanced manufacturing & fabrication
- > Distribution & logistics centers
- > Recycling, waste processing & energy production
- > Heavy equipment maintenance & fleet storage
- > Asphalt, concrete batching, or chemical processing facilities
- > Junkyards, staging areas for utilities or natural disaster relief

Demographic Reach

- > Over 390,000 people within a 30-mile radius
- > Access to a skilled industrial labor force
- > Extensive local amenities and over 5,700 hotel rooms support business travel and workforce housing

Location and Proximity



Neighboring Tenants



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1776 Peachtree Street, NW
Suite 550N
Atlanta, GA 30309

404.446.4846
OnPacePartners.com

For More Information, Contact:

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